

MINUTES OF THE STAGECOACH RANCH
PROPERTY OWNERS ASSOCIATION

BOARD MEETING
October 18, 2021

6:02pm Agenda Item 1- Chris Stewart calls meeting to order. Board members in attendance are Annette Hicks, Christina Miller Odell, Debi Wong, and Norma Navarro, presenting a quorum.

Item 2a- Approval of Minutes Sept 20, 2021- Chris motions for approval, Debi 2nds motion, Motion Carries.

2b- Approval of Executive sessions July 6 & 16, 2021 is tabled to November because board members have not reviewed.

3- Road Committee (RC) update- Chris presented info received. The big RAP project in the neighborhood is to continue. He recapped what has been done so far and stated we can always use more materials and work. RC is actively working to attain more RAP asap. RC continues to operate with fund from private donations for labor, equipment rentals/use, fuel, and incidentals.

4- Cripple Creek Stage Road update and possible action- Chris reported that there is approximately 200 linear feet of roadway with a 10% grade in dire need of work. Drainage is the largest problem of concern creating washout. He presented a packet to the board and attending members of POA with 3 possible options to correct the problem.

He estimates an engineered survey would cost approximately \$2500. Annette makes a motion for the board to authorize up to \$5000 for Chris to attain 3 bids for work needed. Tina 2nds the motion. Motion Carries. Chris and Annette started working on a timeline to address the needs of CCSR. A design solution should be available within 8 weeks.

5a- President report- 1) The neighboring property owners in RAHP has paved a driveway off SRL after we sent a cease and desist letter. Property owner has not answered 2 calls from Chris to discuss. He has drafted a 2nd letter to be approved by Shannon McClendon (attorney) before sending.

2) Overland Stage Rd.-Chris sent a letter to this property owner with no response. He would like the name and phone number of the property owner to contact them via phone. Josh Bennett volunteered to collect this info and pass along.

b- Mirasol Springs- 1400 acres adjacent to SR. Meeting is set for Oct 20, 2021
Talking points to be addressed at this meeting are ground water and access/no access via OSR, lighting, clear cutting, and helicopter flights.

c- SB1588- We need to consult Shannon to determine whether SR is affected by this new law.

6-Treasurer report- Annette is checking bylaws to be sure when POA dues notices are to be sent to owners. Progress is being made to reconcile QuickBooks. Should be complete by mid November.

14- Assoc Member comments- Gretchen (property owner at the end of CCSR) stated there is another property owner adjacent to her operating a HipCamp operation with 10 sites allowing 4 campers per site. She stated this operation has been ongoing for 3+ years and is complaining of noise levels and trespassing on to her property. She stated she is worried about the fire hazard and erosion and is wondering what can be done. Property in question operating Hip Camp is in Sec 3, property numbers 12 &13. Board recommended she call Hays County Sheriff Department to address complaints.

7- Options to Finance Future Roadway Improvements- POA currently collects +/- \$26k/yr in dues. We discussed ways to increase the yearly assessments. Chris's packet suggests 3 options. Tina will work on a comparison of POA assessments from other neighborhoods like ours. We also discussed creating a survey to send out to members to get a pulse among owners for their thoughts on increasing dues.

8-Logo- Chris presented 3 options. We liked options 1 and 2. Annette made a motion to adopt them. Norma 2nds, motion carries.

9/10-NA

11- Agenda items for next meeting-

1. We will review the bylaws to address what kind of authority POA has over people operating businesses on property (HipCamp)
2. Review survey proposals for CCSR
3. Schedule a clean up date around neighborhood including tree cutting
4. Review the bylaws concerning the Architectural Review Board for new structures.

12. Chris makes a motion for Next meeting to be held on Nov 15, 2021 @6:00pm at Almost Grown. Tina 2nds the motion. Motion Carries.

13-No further comments from board.

15- Chris calls for adjournment at 7:43pm. Annette 2nds. Meeting is adjourned.